

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	EAS.B
<b>Historic Name:</b>	Eastham Center Historic District
<b>Common Name:</b>	
<b>Address:</b>	
<b>City/Town:</b>	Eastham
<b>Village/Neighborhood:</b>	Eastham Center
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	
<b>Use(s):</b>	Commercial District; Other Governmental or Civic; Other Residential
<b>Significance:</b>	Agriculture; Architecture; Commerce; Community Planning; Industry; Politics Government; Religion; Transportation
<b>Area(s):</b>	
<b>Designation(s):</b>	Nat'l Register District (5/12/1999)
<b>Building Materials(s):</b>	



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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

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Assessor's  
Sheets

USGS Quad

Area  
LetterForm Numbers  
In Area

15

Orleans

B

29, 63-72,  
900, 901

Massachusetts Historical Commission  
Massachusetts Archives Building  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

## Photograph

Town: Eastham

Place (neighborhood or village)

Name of Area Eastham Center

Present Use Residential, Municipal,  
Commercial and Ecclesiastical

## Roll Negative Number

4 22-24  
5 1 and 2  
10 4-12

## Construction Dates or Periods

Early 19th - Early 20th Century

Overall Condition Good

## Sketch Map

Draw a map of the area indicating properties within it.  
Number each property for which individual inventory forms  
have been completed. Label street including route numbers,  
if any. Attach a separate sheet if space is not sufficient  
here. Indicate North.

## Major Intrusions and Alterations

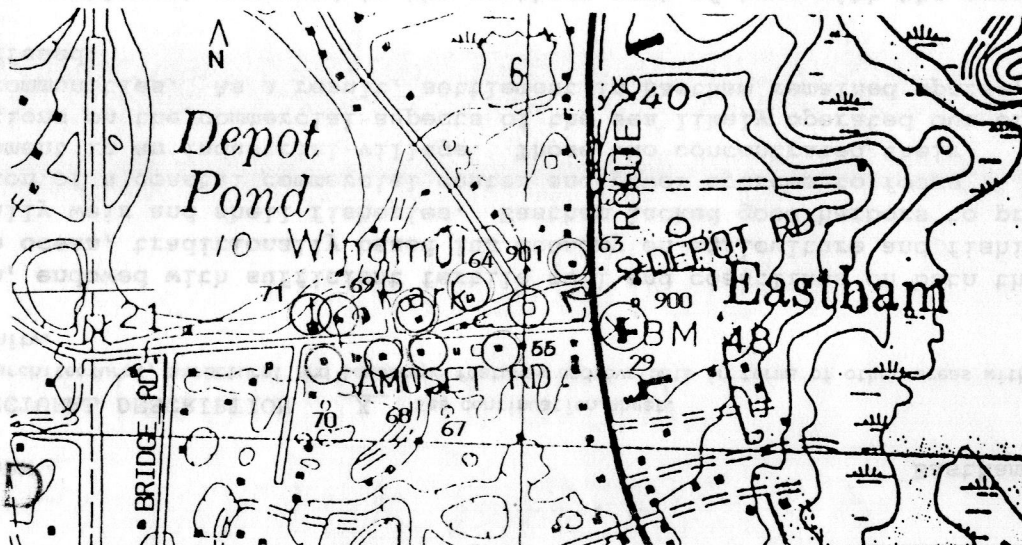
Four 1950's dwellings; 1 Fire Station  
(1967); 1 remodeled commercial building,

Acreage Approximately 14 Acres

Recorded by: Dianne L. Siergiej

Organization: Commonweal Collaborative

Date: August 1995



RECEIVED

SEP 20 1995

## AREA FORM

Eastham Center

ARCHITECTURAL DESCRIPTION X See continuation sheet.

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

Eastham, endowed with sufficient fertile soil and coastlines on both the bay and the ocean, traditionally based its economy on agriculture and fishing, especially weir and shell fisheries. Eastham lacked good harbors to promote formation of a coastal commercial center and power sources to focus development in an industrial village. Those who concentrated their occupations on the commercial aspects of the sea likely operated out of other communities. As a result, settlement in Eastham remained sparse, rural and diffused.

Earliest settlement occurred in the southern part of town with the greatest concentration between the County Road and the Bay. On the 1795 Map of Eastham, Myrick Tavern on the west shore of Town Cove near the inlet of Boat Meadow River is labeled the "supposed Center of the Town." Only with the arrival of the railroad in 1870 were hamlets generated in the vicinities of the stations at Eastham and North Eastham.

Historically, Eastham Center extended from the County Road (State Highway) to the depot, freight house and general store at the tracks of the former Old Colony Railroad (later the New York, New Haven and Hartford Railroad). These railroad-associated buildings have been lost. The former was a typical, simple, late nineteenth-century, frame station (1870). It was a 1-story, 5 x 1 bay, rectangular, hip-roofed structure that housed a sitting room and railroad offices. The roof of the depot had a broad, bracketed cornice, but there was no raised or roofed platform. Access to cars was apparently made from ground level. On the opposite side of the rail line was a frame, 2-story, rectangular, 3 x 2 bay, hip-roofed, general store with a 1-story, nearly-flat, shed-roofed addition to the east and a loading dock.

HISTORICAL NARRATIVE X See continuation sheet.

Explain the historical development of the area. Explain how this area relates to the historical development of the community.

The area around Samoset Road was sparsely populated until the arrival of the Old Colony Railroad (by 1908, the New York, New Haven and Hartford Railroad) in Eastham in 1870 when the line was continued from Orleans to Wellfleet. Stations were built both in Eastham Center and in North Eastham. Soon a concept of Eastham Center was roughly defined to include the area from the county road (Route 6) to the railroad.

According to Trayser, the station was built on what was then called "Know Nothing Road west of E. E Knowles dwelling" (10 Depot Road; MHC No. 63). In the early twentieth century, the triangle park where the windmill is located was created. Now only the street along the hypotenuse of the triangle is called Depot Road and the road south of the park, travelling past the site

BIBLIOGRAPHY and/or REFERENCES X See continuation sheet.

X Recommended for listing in the National Register of Historic Places;

If checked, see attached National Register Criteria Statement form.



Area: B Form No.'s 29, 63-72, 900, 901

## ARCHITECTURAL DESCRIPTION (continued)

Presently, Eastham Center focuses on Windmill Park and spans west from State Highway to Bridge Road. It includes the windmill, 2 municipal, 1 religious and 1 commercial building (a modern intrusion), and 11 residences on approximately 14 acres. South of Eastham Center on State Highway (Route 6) is a mixed-use area of several commercial structures and the post office, but predominantly of residences. Immediately north of the center on the east side of State Highway is the new Eastham Police Station. The west side of Route 6 immediately north of the center is primarily residential as are the areas north and south of Depot and Samoset Roads.

Windmill Park is a 1.6-acre, informally landscaped triangle surrounded by a split-rail fence. It is the site of Eastham's historic "hat and smock" windmill, (2515 State Highway, MHC No. 901) variously dated to the late seventeenth or the late eighteenth century and moved to its present site in the early nineteenth century. Used infrequently by the end of the nineteenth century, the mill has been restored several times and, in modern times, was operational, if only for demonstrational purposes, from the 1930's at least through 1984. Near the windmill at the southern access to Samoset Road is a stone water trough inscribed with the beatitude "Blessed are the Merciful."

Anchoring one end of Eastham Center facing Windmill Park from across State Highway is the Colonial Revival Eastham Town Hall (1912; 2500 State Highway, MHC No. 29), currently undergoing a total rehabilitation. The building has already been expanded twice. The original, rectangular plan of town hall was enlarged in 1951 by the addition of a rectangular, gable-roofed, rear ell and a perpendicularly-oriented, hip-roofed, (jerkinhead-roofed on the north elevation) auditorium. The addition more than doubled the size of the structure, but its rear location and subordinate orientation allow the original building to retain its prominence. The brick (English bond), hip-roofed, 7 x 2-bay, main block is set on a brick, English basement. The roof is centered by an open cupola of doric columns supporting a domed roof set on a frame, square, clapboard base detailed with quoins. The pedimented portico is braced by paired, doric columns. The main entry consists of double-leafed, flush, wooden doors that have replaced similar, wood panel doors with larger, rectangular lights. The original, multi-paned transom and double-row, 6/6, double-hung sash, side lights with paneled aprons remain.

Eastham Public Library (1897; 190 Samoset Road) is located near the western extreme of Eastham Center. The original library consisted of the 1-story, hip-roofed, 3 x 2-bay front section set on a raised basement with a rectangular, rear ell (not extant). The main entry is sheltered by a pedimented gable-front porch supported by doric columns. The library has been extensively altered and enlarged. The rear ell was removed and replaced with an expansive, but compatible, 2-story addition in 1961. Half side lights have been removed from the main entry and a rail of square balusters has been added to the entry porch since 1961. Louvered shutters on the original main block have been removed. In 1975, a room in the lower level of the addition was remodeled as a children's room and named the Merrill Room after a library benefactor.



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## ARCHITECTURAL DESCRIPTION (continued)

Adjacent to the library is the former Universalist Church, aka. Chapel in the Pines (1889; 220 Samoset Road, MHC No. 71), the only surviving historic, ecclesiastical building in Eastham. This picturesque, 4 x 3 bay, 1 1/2-story, L-plan, gable-roofed building combines Gothic Revival and Queen Anne elements. Queen Anne detailing on the porch includes turned posts with knobs, spindle-like balusters and spindles along the porch frieze. The open belfry above the porch incorporates gothic-arch detail in the bracing and fenestration varies to include several, gothic-arched windows.

Residences in Eastham Center date from the early nineteenth century to the early twentieth century with a few post-1945 intrusions. Nearly all are variations of the gable-end, side-entry plan. The property at 10 Depot Road (Between 1831 and 1858; MHC No. 63), likely the oldest in Eastham Center, once included a tower with windmill west of the dwelling. The early to mid nineteenth-century, 2 1/2-story, rectangular, 3 x 2 bay house has a recessed, lateral wing unlike the typical configuration in Eastham where side ells are oriented flush with the facade of the main block. The house has been substantially expanded. Besides the 1 1/2-story, lateral wing, a 1-bay wide, hip-roofed addition exists along the north elevation leading to a short, 1 1/2-story connection to a single-bay, shingled garage. The facades of both the main block and lateral wing are faced with clapboard and are further united by a long, flat-roofed Queen Anne veranda with turned posts with knobs, brackets, spindles along the porch frieze and spindle-like balusters. Cresting formerly also decorated the ridge of the side ell. The same pattern was repeated in a balustrade on the roof of the veranda and on the formerly flat (now modified to a shallow gable) roof of the 1-story, bay window on the south elevation. Eastlake decoration is also applied in the peak of the facade gable where the frieze is also decorated. A perpendicular-oriented, rear ell also extends off the southwest end of the lateral wing. The main entry of 4 panel, wooden door with glazed upper panels has been modified to include 1/2, single pane side lights with paneled aprons. Fenestration consists of 6/6, double-hung sash with 6/1 lights on the second floor of the side ell. Blinds are vinyl replacements.

The nearby, more-modest, 1 1/2-story, rectangular, 2 x 2-bay, side-entry dwelling at 60 Depot Road (Between 1865 and 1875; MHC No. 64) of the same period has also been expanded. A small, 1-story, hip-roofed section extends off the west elevation and a 1-story, gable-roofed ell projects to the rear (north). A modern, green house occupies the west elevation in front of the side ell. Details include end boards, a 1-story, hip-roofed, angled-prow bay on the facade and bracketed hood over the main-entry consisting of period, paneled, wooden, cottage door with square light. The boxed, molded cornice is close to the eaves with a plain, narrow frieze. Window and door openings have plain trim. Fenestration consists of 2/2, double-hung sash. Also on site are a small, 2-bay, saltbox-roofed cottage located northwest of the dwelling and a modern gambrel-roofed shed placed west of the house.

Close to contemporaneous is the adjacent, 2-story, rectangular, 3 x 2-bay 90 Samoset (variously 90 Depot Road; Between 1865 and 1875; MHC No. 66) which is an even more modest interpretation of the Second Empire style than that of

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## ARCHITECTURAL DESCRIPTION (continued)

the nearby dwelling at 295 Samoset Road. Both have similar, straight-sided mansard roofs, but detail at 90 Samoset is severely limited. Ordinary, rather than decorative shingles are used. Windows are fewer and recessed within the roof line. The principal design element is the hip-roofed veranda which wraps around the facade to encompass both side elevations. A former porch rail of square balustrades has been removed, but remains stored against the house. Turned posts with knobs and small brackets remain. Although the main block is similarly sized to that at 295 Samoset Road, numerous ells and additions have been attached. A 1-story, shed-roofed addition extends full-width across the rear of the main block and leads to 2, perpendicularly-oriented, 1-story, gable-roofed sections, the second also with a shed-roofed attachment on its North elevation from which another gable-roofed section extends west to a 1 1/2-story, gable-roofed, side-gable, shingled shed with sliding door. Facing on the first level of the main block is clapboard. Other detail includes end boards, 2/2 double-hung sash with plain trim, a paneled, wooden door with square light in the center, main entry.

Also of the same period, the 1 1/2-story, 3 x 2-bay, side-entry dwelling at 155 Samoset (Between 1857 and 1888; MHC No. 67) is perpendicularly-oriented to the street. It too has a large veranda, added at a later date, that wraps around from the facade to extend full width across the north elevation. The main block has been expanded by a 3-bay, lateral wing to the south and a 1-story, shed-roofed addition extending full-width across the west elevation. Wall detail includes end boards, a diamond-shaped shingle detail in the peak of the gable, a boxed, molded cornice with return and a narrow frieze on the main block. The main entry, denoted by a pedimented, entry gable, consists of a late nineteenth-century, paneled, cottage door with square light in a surround with full-length side lights sided by pilasters supporting an entablature shortened to accommodate the subsequently-added veranda. Fenestration consists principally of 2/1, double-hung sash with plain trim. Paired, 1/1, double-hung sash have been installed in the 2-bay, shed dormer on the east slope of the side ell. A tri-part, 2/1 window exists in the addition on the west elevation. Blinds are a combination of period units and modern replacements.

A simple, 1 1/2-story, rectangular, 3 x 2-bay, gable-end, side-entry dwelling also exists at 215 Samoset Road (1860?; MHC No. 70). A modern, 1 1/2-story, lateral wing and an older, 1-story, 1-bay, rear (south) ell is also attached to the main block. A reference to the Queen Anne style is made in wall detail. A band of octagon shingles crosses the peak of the gable and diamond-shaped shingles face the area between the second-story windows. Other detail includes end boards, a boxed, plain cornice without return and a plain, narrow frieze. The first floor is sheltered by a full-width porch with enclosed rail supporting square posts. Its flat roof is decorated by a balustrade with square balusters except for a diamond-shaped pattern inserted in the center. Fenestration consists principally of 2/2, double-hung sash with plain trim, but 2/1 windows are also used on the first floor of the west elevation. Modern casement and 6/6 windows are utilized on the modern, side ell. The main entry consists of a period, wood, paneled, cottage door with square light set in plain trim.

## INVENTORY FORM CONTINUATION SHEET

Eastham Center  
Eastham

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## ARCHITECTURAL DESCRIPTION (continued)

Similar to 215 Samoset Road is the 1 1/2-story, 3 x 2-bay, gable-end, side-entry main block of the house at 55 Samoset Road (Between 1889 and 1908; MHC No. 65), but its stylistic elements are Italianate rather than Queen Anne. A hood exists over the main entry and an 1-story, angled-prow bay exists on the rear (south) elevation. Other detail consists of end boards, boxed, molded cornice close to the eaves and a narrow frieze. The main block has been expanded with extensive additions. A side-gable, connecting ell with a gable-roofed rear projection, leads to a new, gable-end, attachment with a gable-roofed garage on its south elevation. Fenestration has been altered and varies to include 2/1, double-hung sash on the first floor of the facade and east elevation and 2/2, double-hung sash on the second floor of the facade; 6/6, double-hung sash exists on the connecting ell and a 3-part, picture window has been installed in the gable-end addition. Louvered blinds are modern replacements.

One of the few Four Square houses in Eastham is located in the Center at 175 Samoset Road (1920?; MHC No. 68). This 2 1/2-story, rectangular, 3 x 3-bay house is typical of its type built throughout the country in the early decades of the twentieth century. In this case, the main block has been expanded by a 1-bay, 1-story, shed-roofed, rear (south) addition with an attached shed-roofed rear entry. Together they span full-width across the rear elevation. Characteristic of this house form, the hip-roof includes a central, single-bay, shed-roofed dormer. Other detail includes projecting eaves with exposed rafters on the hip roof. The first story of the facade is sheltered by a hip-roofed, full-width veranda with exposed rafters, doric columns and low, square balusters. Fenestration consists of 6/2, double-hung sash with plain trim and in several locations, period, louvered blinds. A continuous band of 3 windows on the east elevation identifies the kitchen area.

Also in Eastham Center are 3 dwellings erected during the 1950's; a vacant lot, the site of a nineteenth century house demolished in 1993; a fire station built in 1967 and a convenience/package store at the corner of State Highway and Samoset Road. These intrusions fail to undermine the sense of a mid-nineteenth to early twentieth-century, rural and primarily residential town center setting focused on the picturesque and historic Eastham windmill. Eastham Center represents the turn of the century period when local village improvement societies sought to beautify their communities and promote an individual sense of time and place.

## HISTORICAL NARRATIVE (continued)

of the former depot and freight house all the way west to First Encounter Beach is known as Samoset Road.

After the arrival of the railroad, a small hamlet gradually developed between the County Road (State Highway) and the rail line. Both the railroad station (not extant) and the freight house (not extant) were located immediately east of the tracks and west of the intersection of Bridge Road. The village also



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## HISTORICAL NARRATIVE (continued)

employed a part time miller until 1928 when the mill was offered for sale to the town. Town meeting that year appropriated \$500 for its purchase provided the money be set in trust for its preservation.

Persuaded by Selectman Bernard C. Collins, town meeting voted \$35,000 in 1958 to buy three lots of land with houses fronting on Route 6 which blocked the view of the mill from the highway. After their removal, the mill became a local landmark.

Eastham Town Hall built in 1912 (2500 State Highway; see MHC No. 29) replaced a small (38.5' x 28.5'), gable-roofed, frame building erected in 1851 at 5 Salt Pond Road which no longer accommodated the town's needs. Previous to the construction of a municipal building, town meetings were held in local churches. Timothy Smith, an Eastham native and successful businessman, donated the new town hall in the memory of his family.

The last historic residence to be built in Eastham Center is the Four Square house at 175 Samoset Road (MHC No. 68). Assessors' records date the dwelling to 1920. No research, data or house file exists for this property at the Eastham Historical Society Archives. The construction date of 1920 assigned to the property is taken from a list of historic properties devised by the Eastham Historical Society with dates provided from assessors' records. Based on appearances it seems reasonable. Since the only Directory for the Town of Eastham dates to 1901, no identification of the original or subsequent owners was possible using readily-available, local records. Deed research will be necessary to obtain more information on the property.

In the nineteenth century, farmers in Eastham learned to cultivate cranberry in bogs. After the Civil War asparagus, turnips and melons which grew well in sandy soil became the principal market crops. The peak of truck farming came in the early twentieth century. Competition arose from southern climes which were able to provide asparagus to stores available under refrigeration all winter. The demand for Eastham asparagus, still considered among the choicest, waned.

By the turn of the century, tourism had become a significant element of the local economy. As the automobile became more important, roads were improved. State Highway was paved in 1920 and widened to four lanes in 1938, after the Sagamore and the Bourne Bridges, built over the Cape Cod Canal in the 1930's, made the area readily accessible. The decline in agricultural exports provided less freight and passenger transport was supplanted by the automobile. Passenger service on the railroad was discontinued in the early 1940's. The tracks were removed in 1967. In other parts of Eastham, open tracts of land were transformed into cottage colonies and later motel developments and residential subdivisions.

Eastham Center reverted to an institutional and residential center. Several post-World War II residences were built and a convenience store/package store replaced the old general store near the railroad tracks. A Fire Station was constructed adjacent to Town Hall in 1967.

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## HISTORICAL NARRATIVE (continued)

Little is known about the house at 55 Samoset Road (MHC No. 65). A title search has not been conducted and the house does not appear on the 1858 or 1880 maps of Eastham. According to local historian, Howard Quinn, it was built c. 1900 by Chester Horton who lived at 155 Samoset Road. Assessors records date the dwelling to 1880, but, as previously stated, the source for the assessors' dates is unknown. In 1908, the property is attributed to Herbert C. Clark, a clerk.

The Universalist Society Chapel or Chapel in the Pines, 220 Samoset Road (See MHC No. 71) was erected in 1889. The society was organized as a parish of 23 members on August 12 of the same year in a meeting at the old Town Hall (55 Salt Pond Road) where their services were also being held. Eventually, unification of the Universalist and Unitarian Churches brought the Eastham Universalist Church together with the First Unitarian Church of Brewster to share one pastor with joint morning services alternately held in each parish and religious lectures and song services in the evening.

The house at 295 Samoset Road (MHC No. 72) was built in 1885 by Captain Eldad Higgins after his retirement from the sea. He was station agent for the New York, New Haven and Hartford Railroad from c. 1883 to 1911. In 1912, Tamson and Addie Nickerson purchased the house and operated the post office as well as a small store in the outbuilding until the 1930's. The Nickerson's granted ownership of the property in 1945 to their daughters Atta Knowles and Abigail F. Nickerson. The former occupied the house until 1962 when she sold it to Marion and John Wallace.

The Village Improvement Society, dedicated to raising funds for the beautification of the community, was organized in 1891 and expanded to a peak of 137 members. Its major accomplishments were the preservation of the Eastham windmill (2515 State Highway, see MHC No. 901) and construction of the public library (190 Samoset, MHC No. 69). It disbanded in 1927.

The Eastham Public Library, first located in the hall above Clark's general store, moved to its own building erected by the town in 1897. It is supported by the town and a trust fund established by Matthew Luce, Sr. as executor of the estate of Robert Charles Billings.

The history of the Eastham windmill (2515 State Highway; MHC No. 901) remains unresolved. A title search and further investigation is necessary to provide additional information. Existing secondary sources appear to have variously repeated local tradition or provide conflicting information. Discussions as to the mill's age as it relates to the design of the structure have been the subject of debate.

Whatever its origins and previous history, by the late nineteenth century, the mill was infrequently used. In 1895, the women of the Village Improvement Society began to raise money to save the mill. They purchased it and two adjoining lots of land in 1904 for \$113.50 from James E. Steele. The mill became a visitor's attraction beginning at the turn of the century when post cards of the mill became available. The society maintained the structure and

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## HISTORICAL NARRATIVE (continued)

included a 2-story, general store (not extant), the Universalist Church (1889; 220 Samoset Road, see MHC No. 71), the public library (1897), Town Hall (1912; 2500 State Highway, see MHC No. 29) and several residences. Today, the institutional and residential buildings remain, but railroad-associated structures and the store have been lost. Commercial needs in the area are currently serviced by a convenience/package store in a substantially-renovated, c. 1930 building. Post-1945 additions to the center include the fire station (1967) and several dwellings. One nineteenth-century house (formerly 125 Samoset Road, demolished 1993) which had been moved to its site has been razed.

The oldest building in Eastham Center is likely 10 Depot Road (MHC No. 63), known to residents as "Meadow Marsh". According to local historian, Howard Quinn, it was built in the 1820's. Local records, however, do not substantiate this belief. No dwelling appears at this location on the 1831 map of Eastham. The first owner who can be associated with the property using local maps is Elijah E. Knowles, whose name appears at the house on the 1858 and 1880 maps of Eastham. The son of Harding Knowles, Elijah Knowles married twice, first to Mercy Myrick on July 5, 1841 and second to Tabitha G. Holbrook (b. 1823; d. Orleans 1917).

Knowles was appointed postmaster in 1841, served as a member of the town hall building committee in 1851, was named assistant assessor of internal revenue in 1863 and ran a store in his house in the 1870's. Stillman P. Doane purchased the property in 1888 and remained in residence until 1929. His name appears in the 1901 resident directory as a summer resident from Providence, Rhode Island. A photograph of the house during this period shows an ornate windmill at the rear of the property. After his death, S. P. Doane's house was sold at auction in 1929 to Phaniel B. Covell who conveyed it the same year to Walter and Hattie Watson. They held the property until 1934 when Warren and Julia Wilson bought the house. The Wilson's sold to the Tuttle family in 1939.

The date for the house at 155 Samoset (MHC No. 67) has not been finally established and requires more examination. It may have been built between 1857 and 1862 by Barnabas Doane Jr. Ownership is not identified on either the 1858 or the 1880 maps of Eastham. Chester Horton appears to have bought the property from Joseph W. Nickerson in 1894. The name C. F. Horton is assigned to the property on the 1908 map. The resident directory published in 1901 notes that Chester F. Horton was a provisions dealer who lived on Depot Road. The History of Eastham by Alice Lowe indicates that Horton sold meat from a provisions cart. Local historian, Howard Quinn reports that he was a weir fisherman as well as a builder, responsible for the construction of 55 and 125 (not extant) Samoset Road. Clara Horton, widow of Chester, inherited this property and willed it to several family members who retained ownership until 1959. At that time, the house transferred to Howard and Christine Quinn.

A contemporary dwelling to 155 Samoset is found at 60 Depot Road (MHC No. 64). No house appears at this site on the 1858 map of Eastham and it is unclear if



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## HISTORICAL NARRATIVE (continued)

one is here on the 1880 map. The chain of title researched by the Eastham Historical Society, however, attributes the property in 1863 to Nickolas P. Knowles, the first station master at Eastham. Property owners after Knowles were George Leonard and Ziba Keith, both in 1870. Albert E. Smith became the owner in 1884. Leonard, Keith and Smith are not referenced in local secondary sources.

John E. Ryder purchased the property in 1898. The 1901 resident directory of Eastham notes Ryder was a carpenter and builder. His name appears on the 1908 map of Eastham. Ryder's property, inventoried in 1927, included the house, a barn, a hen house and outbuildings (not extant). In 1928, John Ryder's daughter, Julia Tulk, inherited the property. In 1929, she transferred the property to Harry West whose wife, Evelyn, survived him and lived here until 1962.

Another building of the same period is the house at 90 Samoset Road (MHC No. 66). According to local historian, Howard Quinn, it was built between 1865 and 1875 by Earl Rider who constructed the railroad station which was located further west down Samoset Road. It is unclear if the property is shown on the 1880 map of Eastham. If so, it is not attributed. According to deed research by members of the Eastham Historical Society Rider sold the house in 1895 to Thomas C. Nickerson, whose name appears on the 1908 map of Eastham. He is listed in the 1901 resident directory of Eastham as Captain T. C. Nickerson. He reputedly was a fisherman and a provision dealer who sold meat from a cart. In 1909, George Dyke became the owner and lived here until 1944. From 1944 until 1972, Homer and Johanna Smith owned the house as a rented property for much of that time.

The house at 215 Samoset Road (MHC No. 70; Map No. 16) may have also been built around the same time. Although it too appears to be absent from the 1858 and the 1880 maps of Eastham, on the 1908 map it is attributed to W. H. Nickerson. William H. Nickerson is listed in the 1901 directory as a farmer on Bridge Road where another house, opposite Muddy Pond is still ascribed to him in 1908. No research, data or file for this property exists in the Eastham Historical Society Archives. A construction date of 1860 is assigned to the property on a list of historic properties devised by the Eastham Historical Society with dates provided from assessors' records. The original source of the date in the assessors' records is unknown. Deed research will be necessary to obtain more definite information on the property.

A large, 2-story, square, general store, built by Edward Clark immediately west of the tracks opened in 1871. It was operated by Edward Clark's son, George Clark, who was also postmaster of Eastham Center for many years. The post office was housed in the store. During the 1870's, another store was also operated out of an ell of the home of Elijah Knowles (10 Depot Road). The depot became the center of activity from which dairy and poultry farmers shipped their milk to Provincetown and their eggs to Boston.



155 Samoset Road (Form No. 67)



175 Samoset Road (Form No. 68)



90 Samoset Road (Form No. 66)



90 Samoset Road (Form No. 66)





10 Depot Road (Form No. 63)



10 Depot Road (Form No. 63)



60 Depot Road (Form No. 65)



55 Samoset Road (Form No. 65)

Area: B Form No.'s 29, 63-72, 900, 901

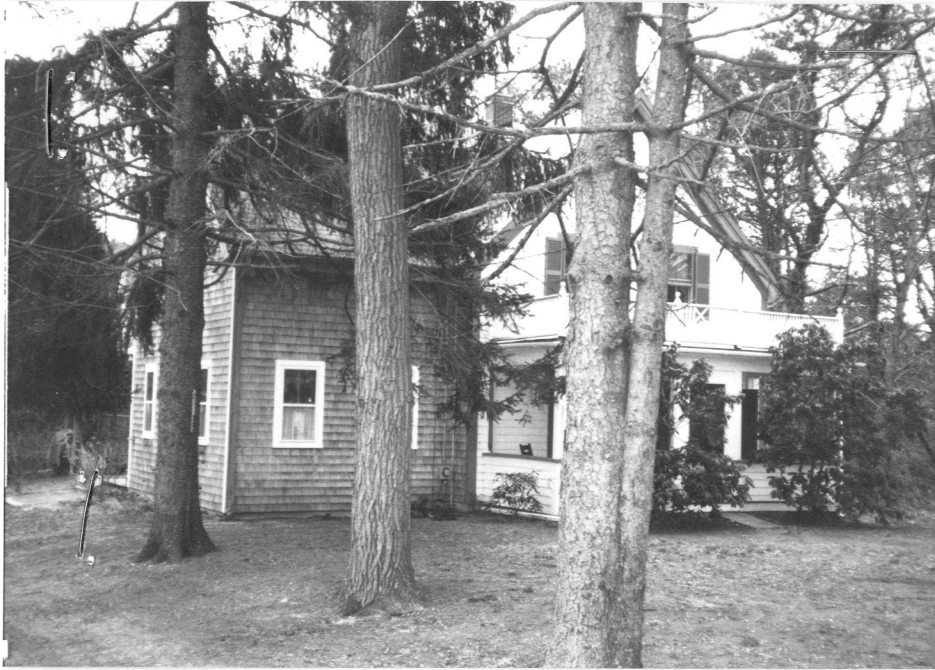


190 Samoset Road (Form No. 69)



190 Samoset Road (Form No. 69)





215 Samoset Road (Form No. 70)



215 Samoset Road (Form No. 70)

Eastham Area B: Eastham Center  
Data Sheet

MHC No.	Resource/Historic Name	Address	Date
63		10 Depot Road	Between 1831 and 1858
64		60 Depot Road	Between 1858 and 1863
		25 Samoset Road	1951*
65		55 Samoset Road	1880*
66		90 Samoset Road	Between 1865 and 1875
	Vacant Lot	125 Samoset Road	
		150 Samoset Road	1950*
67		155 Samoset Road	Between 1857 and 1880
68		175 Samoset Road	1920*
		185 Samoset Road	1959*
69	Eastham Library	190 Samoset Road	1897
70		215 Samoset Road	1860*
71**	Chapel in the Pines	220 Samoset Road	1889
72**		295 Samoset Road	1885
	Convenience/Package Store	2475 State Highway	1930*
29**	Town Hall	2500 State Highway	1912, 1951
900**	First Encounter Memorial	2500 State Highway	1920
901**	Windmill	2515 State Highway	Undetermined
	Fire Station	2550 State Highway	1967

\*Date taken from Assessors' Records (Assessors' source unknown).

\*\*Property documented on an individual inventory form.

Massachusetts Historical Commission  
Massachusetts Archives Building  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

Community: Eastham  
Property Address: 10-60 Depot Road  
2475 State Highway  
25-295 Samoset Road  
Eastham Center  
Area B Form No.'s 29, 63-72,  
900, 901

### National Register of Historic Places Criteria Statement

Check all that apply:

☐ Individually eligible ☐ Eligible only in a historic district  
☐ Contributing to a ☒ Potential historic district  
potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by: Dianne L. Siergiej  
*The criteria that are checked in the above sections must be justified here.*

The area of Eastham Center is significant on a local level with regard to the above-referenced criteria as representative of a late nineteenth century village with its origins as a depot hamlet whose development was promoted by the arrival of the Old Colony Railroad in 1870. It is also significant as reflective of the turn of the century preservation and beautification movement, advanced locally by the Village Improvement Society which fostered preservation as well as improvements in the area.

Original yellow form: Eligibility file \_\_\_\_\_  
Copies: Inventory form ☒ \_\_\_\_\_  
Town file(w/corresp.) \_\_\_\_\_  
Macris \_\_\_\_\_  
NR director \_\_\_\_\_

EAS. B

Community: Eastham

**MHC OPINION: ELIGIBILITY FOR NATIONAL REGISTER**

Date Received: \_\_\_\_\_ Date Due: \_\_\_\_\_ Date Reviewed: 11/1/95

Type: ☐ Individual ☒ District (Attach map indicating boundaries)

Name: Eastham Center

Inventory Form: Area B, 29, 63-  
72, 900,901

Address: Route 6, Samoset and Depot Roads

Requested by: Eastham Historical Commission

Action: ☒ Honor ☐ ITC ☐ Grant ☐ R & C ☐ Other:

Agency: \_\_\_\_\_ Staff in charge of Review: BF

**INDIVIDUAL PROPERTIES**

☐ Eligible  
☐ Eligible, also in district  
☐ Eligible only in district  
☐ Ineligible  
☐ More information needed

**DISTRICTS**

☒ Eligible  
☐ Ineligible  
☐ More information needed

CRITERIA: ☒ A ☐ B ☒ C ☐ D

LEVEL: ☒ Local ☐ State ☐ National

STATEMENT OF SIGNIFICANCE by Mark Verkennis

Eastham Center is eligible for listing in the National Register of Historic Places, meeting criteria A and C on the local level. As a civic, institutional and residential core that developed in response to the arrival of the Old Colony Railroad in 1870, it meets criterion A for its associations with the Town of Eastham's community development. The district also meets criterion C for its representative late 19th and early 20th century architecture, and is a significant illustration of late 19th century civic beautification efforts of the Village Improvement Society. Specific district boundaries should be determined via a site visit.